

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311	-321	BROADWAY, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	TRITON-ARLINGTON LLC		
Owner 2:			
Owner 3:			
Street 1:	397 MAIN ST SUITE 1		
Street 2:			
Twn/City:	WOBURN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01801	Type:	

PREVIOUS OWNER

Owner 1:	CURTIS THOMAS+HADDAD JAMES -		
Owner 2:	C/O A.C.S. DEVELOPMENT CORP -		
Street 1:	PO BOX 170040		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	
Postal:	02117		

NARRATIVE DESCRIPTION

This parcel contains .385 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 13149 Square Feet, with 5 Units, 3 Baths, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	16759.000	1,357,500		1,091,200	2,448,700
Total Card	0.385	1,357,500		1,091,200	2,448,700
Total Parcel	0.385	1,357,500		1,091,200	2,448,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:			186.23 /Parcel: 186.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	1,357,500	0	16,759.	1,091,200	2,448,700		Year end	12/23/2021
2021	325	FV	1,357,500	0	16,759.	1,072,600	2,430,100		Year End Roll	12/10/2020
2020	325	FV	1,357,500	0	16,759.	1,054,000	2,411,500	2,411,500	Year End Roll	12/18/2019
2019	325	FV	1,292,300	0	16,759.	992,000	2,284,300	2,284,300	Year End Roll	1/3/2019
2018	325	FV	1,292,300	0	16,759.	868,000	2,160,300	2,160,300	Year End Roll	12/20/2017
2017	325	FV	1,292,300	0	16,759.	682,000	1,974,300	1,974,300	Year End Roll	1/3/2017
2016	325	FV	1,292,300	0	16,759.	682,000	1,974,300	1,974,300	Year End	1/4/2016
2015	325	FV	1,161,700	0	16,759.	620,000	1,781,700	1,781,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	106	Alterati	154,750	O				
1/16/2019	65	Inter-De	2,500	C				
3/22/2017	308	Manual	20,000	C				NEW SPRINKLER SYS
3/10/2017	256	Heat App	40,000	C				
3/8/2017	238	Inter Fi	10,000	C				
2/3/2017	124	Renovate	475,000	O				
2/26/2014	140	Manual	2,000	O				
12/9/2013	1792	Renovate	457,080	O				
11/19/2013	1705	Manual	20,000	O				
10/8/2013	1496	Manual	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/7/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
1/28/2014	Info Fm Prmt	EMK	Ellen K
3/12/2009	Meas/Inspect	197	PATRIOT
1/26/2005	Permit Visit	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA:	0.38473	Total SF/SM:	16759	Parcel LUC:	325	Store		Prime NB Desc	COMM GD			Total:	1,091,169	Spl Credit		Total:	1,091,200
--------------	---------	--------------	-------	-------------	-----	-------	--	---------------	---------	--	--	--------	-----------	------------	--	--------	-----------

